

Table ENG-4. - Building Site Development

Bedford County, Virginia

The information in this table indicates the dominant soil condition, but does not eliminate the need for onsite investigation. The numbers in the value column range from 0.01 to 1.00. The larger the value, the greater the potential limitation. Limiting features in this report are limited to the top 5 limitations. Additional limitations may exist.

Map Symbol and Soil Name	Pct of Map Unit	Local Roads and Streets		Shallow Excavations		Lawns and Landscaping	
		Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value
1B:							
Altavista	80	Very limited		Very limited		Somewhat limited	
		Low strength	1.00	Depth to saturated zone	1.00	Depth to saturated zone	0.19
		Flooding	0.40				
		Depth to saturated zone	0.19	Cutbanks cave	0.10		
Wet spots	5	Not Rated		Not Rated		Not Rated	
2D:							
Ashe	70	Very limited		Very limited		Very limited	
		Slope	1.00	Depth to hard bedrock	1.00	Slope	1.00
		Depth to hard bedrock	0.95	Slope	1.00	Depth to bedrock	0.95
		Frost action	0.50	Cutbanks cave	1.00	Content of large stones	0.84
2E:							
Ashe	70	Very limited		Very limited		Very limited	
		Slope	1.00	Depth to hard bedrock	1.00	Slope	1.00
		Depth to hard bedrock	0.95	Slope	1.00	Depth to bedrock	0.95
		Frost action	0.50	Cutbanks cave	1.00	Content of large stones	0.84
3C:							
Berks	70	Somewhat limited		Very limited		Very limited	
		Slope	0.37	Depth to hard bedrock	1.00	Droughty	1.00
		Depth to hard bedrock	0.06	Depth to soft bedrock	0.99	Depth to bedrock	0.99
				Slope	0.37	Slope	0.37
3D:							
Berks	70	Very limited		Very limited		Very limited	
		Slope	1.00	Depth to hard bedrock	1.00	Slope	1.00
		Depth to hard bedrock	0.06	Slope	1.00	Droughty	1.00
				Depth to soft bedrock	0.99	Depth to bedrock	0.99
3E:							
Berks	70	Very limited		Very limited		Very limited	
		Slope	1.00	Depth to hard bedrock	1.00	Slope	1.00
		Depth to hard bedrock	0.06	Slope	1.00	Droughty	1.00
				Depth to soft bedrock	0.99	Depth to bedrock	0.99
4B:							
Braddock	80	Very limited		Somewhat limited		Not limited	
		Low strength	1.00	Too clayey	0.13		
		Shrink-swell	0.50	Cutbanks cave	0.10		
		Frost action	0.50				

Table ENG-4. - Building Site Development - Continued

Bedford County, Virginia

Map Symbol and Soil Name	Pct of Map Unit	Local Roads and Streets		Shallow Excavations		Lawns and Landscaping	
		Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value
4C:							
Braddock	80	Very limited		Somewhat limited		Somewhat limited	
		Low strength	1.00	Slope	0.37	Slope	0.37
		Shrink-swell	0.50	Too clayey	0.13		
		Frost action	0.50	Cutbanks cave	0.10		
4D:							
Braddock	85	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
		Low strength	1.00	Too clayey	0.13		
		Shrink-swell	0.50	Cutbanks cave	0.10		
5B:							
Braddock	85	Very limited		Somewhat limited		Very limited	
		Low strength	1.00	Too clayey	0.13	Content of large stones	1.00
		Shrink-swell	0.50	Cutbanks cave	0.10		
		Frost action	0.50				
5C:							
Braddock	85	Very limited		Somewhat limited		Very limited	
		Low strength	1.00	Slope	0.37	Content of large stones	1.00
		Shrink-swell	0.50	Too clayey	0.13		
		Frost action	0.50	Cutbanks cave	0.10	Slope	0.37
6C:							
Braddock	80	Very limited		Somewhat limited		Somewhat limited	
		Low strength	1.00	Slope	0.37	Slope	0.37
		Shrink-swell	0.50	Too clayey	0.13		
		Frost action	0.50	Cutbanks cave	0.10		
6D:							
Braddock	80	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
		Low strength	1.00	Too clayey	0.13		
		Shrink-swell	0.50	Cutbanks cave	0.10		
7B:							
Cecil	70	Very limited		Somewhat limited		Not limited	
		Low strength	1.00	Too clayey	0.50		
				Depth to dense layer	0.50		
				Cutbanks cave	0.10		
7C:							
Cecil	70	Very limited		Somewhat limited		Somewhat limited	
		Low strength	1.00	Too clayey	0.50	Slope	0.37
		Slope	0.37	Depth to dense layer	0.50		
				Slope	0.37		
8A:							

Table ENG-4. - Building Site Development - Continued

Bedford County, Virginia

Map Symbol and Soil Name	Pct of Map Unit	Local Roads and Streets		Shallow Excavations		Lawns and Landscaping	
		Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value
8A:							
Chewacla	75	Very limited		Very limited		Very limited	
		Flooding	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to saturated zone	1.00	Cutbanks cave	1.00	Flooding	0.60
				Flooding	0.60		
Wet spots	5	Not Rated		Not Rated		Not Rated	
9B:							
Cullen	75	Very limited		Somewhat limited		Not limited	
		Low strength	1.00	Too clayey	0.50		
		Shrink-swell	0.50	Cutbanks cave	0.10		
9C:							
Cullen	75	Very limited		Somewhat limited		Somewhat limited	
		Low strength	1.00	Too clayey	0.50	Slope	0.37
		Shrink-swell	0.50	Slope	0.37		
		Slope	0.37	Cutbanks cave	0.10		
9D:							
Cullen	70	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
		Low strength	1.00	Too clayey	0.50		
		Shrink-swell	0.50	Cutbanks cave	0.10		
10D:							
Dekalb	80	Very limited		Very limited		Very limited	
		Slope	1.00	Depth to hard bedrock	1.00	Slope	1.00
		Depth to hard bedrock	0.84	Slope	1.00	Droughty	0.95
		Content of large stones	0.04	Cutbanks cave	0.10	Depth to bedrock	0.84
10E:							
Dekalb	80	Very limited		Very limited		Very limited	
		Slope	1.00	Depth to hard bedrock	1.00	Slope	1.00
		Depth to hard bedrock	0.84	Slope	1.00	Droughty	0.95
		Content of large stones	0.04	Cutbanks cave	0.10	Depth to bedrock	0.84
11C:							
Edneytown	80	Very limited		Somewhat limited		Somewhat limited	
		Low strength	1.00	Slope	0.37	Slope	0.37
		Frost action	0.50	Cutbanks cave	0.10		
		Slope	0.37				
11D:							

Table ENG-4. - Building Site Development - Continued

Bedford County, Virginia

Map Symbol and Soil Name	Pct of Map Unit	Local Roads and Streets		Shallow Excavations		Lawns and Landscaping	
		Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value
11D: Edneytown	80	Very limited Slope Low strength Frost action	 1.00 1.00 0.50	Very limited Slope Cutbanks cave	 1.00 0.10	Very limited Slope	 1.00
11E: Edneytown	75	Very limited Slope Low strength Frost action	 1.00 1.00 0.50	Very limited Slope Cutbanks cave	 1.00 0.10	Very limited Slope	 1.00
12C: Edneytown	80	Very limited Low strength Frost action Slope	 1.00 0.50 0.37	Somewhat limited Slope Cutbanks cave	 0.37 0.10	Somewhat limited Slope	 0.37
12D: Edneytown	80	Very limited Slope Low strength Frost action	 1.00 1.00 0.50	Very limited Slope Cutbanks cave	 1.00 0.10	Very limited Slope	 1.00
12E: Edneytown	80	Very limited Slope Low strength Frost action	 1.00 1.00 0.50	Very limited Slope Cutbanks cave	 1.00 0.10	Very limited Slope	 1.00
13D: Edneyville	70	Very limited Slope Frost action	 1.00 0.50	Very limited Slope Cutbanks cave	 1.00 0.10	Very limited Slope Content of large stones	 1.00 0.92
13E: Edneyville	70	Very limited Slope Frost action	 1.00 0.50	Very limited Slope Cutbanks cave	 1.00 0.10	Very limited Slope Content of large stones	 1.00 0.92
14C: Grover	70	Somewhat limited Slope	 0.37	Somewhat limited Slope Cutbanks cave	 0.37 0.10	Somewhat limited Slope	 0.37
14D:							

Table ENG-4. - Building Site Development - Continued

Bedford County, Virginia

Map Symbol and Soil Name	Pct of Map Unit	Local Roads and Streets		Shallow Excavations		Lawns and Landscaping	
		Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value
14D: Grover	70	Very limited Slope	1.00	Very limited Slope Cutbanks cave	1.00 0.10	Very limited Slope	1.00
14E: Grover	70	Very limited Slope	1.00	Very limited Slope Cutbanks cave	1.00 0.10	Very limited Slope	1.00
15C: Gunstock	80	Very limited Low strength Shrink-swell Frost action	1.00 0.50 0.50	Somewhat limited Depth to hard bedrock Slope Depth to soft bedrock	0.71 0.37 0.16	Somewhat limited Slope Depth to bedrock Content of large stones	0.37 0.16 0.03
15D: Gunstock	80	Very limited Slope Low strength Shrink-swell	1.00 1.00 0.50	Very limited Slope Depth to hard bedrock Depth to soft bedrock	1.00 0.71 0.16	Very limited Slope Depth to bedrock Content of large stones	1.00 0.16 0.03
15E: Gunstock	80	Very limited Slope Low strength Shrink-swell	1.00 1.00 0.50	Very limited Slope Depth to hard bedrock Depth to soft bedrock	1.00 0.71 0.16	Very limited Slope Depth to bedrock Content of large stones	1.00 0.16 0.03
16B: Hayesville	80	Very limited Low strength Frost action	1.00 0.50	Somewhat limited Cutbanks cave	0.10	Not limited	
16C: Hayesville	80	Very limited Low strength Frost action Slope	1.00 0.50 0.37	Somewhat limited Slope Cutbanks cave	0.37 0.10	Somewhat limited Slope	0.37
16D: Hayesville	75	Very limited Slope Low strength Frost action	1.00 1.00 0.50	Very limited Slope Cutbanks cave	1.00 0.10	Very limited Slope	1.00
16E:							

Table ENG-4. - Building Site Development - Continued

Bedford County, Virginia

Map Symbol and Soil Name	Pct of Map Unit	Local Roads and Streets		Shallow Excavations		Lawns and Landscaping	
		Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value
16E: Hayesville	75	Very limited Slope Low strength Frost action	 1.00 1.00 0.50	Very limited Slope Cutbanks cave	 1.00 0.10	Very limited Slope	 1.00
17C: Hayesville	80	Very limited Low strength Frost action Slope	 1.00 0.50 0.37	Somewhat limited Slope Cutbanks cave	 0.37 0.10	Somewhat limited Slope	 0.37
17D: Hayesville	80	Very limited Slope Low strength Frost action	 1.00 1.00 0.50	Very limited Slope Cutbanks cave	 1.00 0.10	Very limited Slope	 1.00
17E: Hayesville	80	Very limited Slope Low strength Frost action	 1.00 1.00 0.50	Very limited Slope Cutbanks cave	 1.00 0.10	Very limited Slope	 1.00
18B: Helena	80	Very limited Shrink-swell Low strength Depth to saturated zone	 1.00 1.00 0.75	Very limited Depth to saturated zone Too clayey Cutbanks cave	 1.00 0.28 0.10	Somewhat limited Depth to saturated zone	 0.75
18C: Helena	75	Very limited Shrink-swell Low strength Depth to saturated zone	 1.00 1.00 0.75	Very limited Depth to saturated zone Slope Too clayey	 1.00 0.37 0.28	Somewhat limited Depth to saturated zone Slope	 0.75 0.37
19B: Iredell	70	Very limited Shrink-swell Low strength Depth to saturated zone	 1.00 1.00 1.00	Very limited Depth to saturated zone Too clayey Cutbanks cave	 1.00 0.50 0.10	Very limited Depth to saturated zone	 1.00
19C:							

Table ENG-4. - Building Site Development - Continued

Bedford County, Virginia

Map Symbol and Soil Name	Pct of Map Unit	Local Roads and Streets		Shallow Excavations		Lawns and Landscaping	
		Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value
19C: Iredell	70	Very limited Shrink-swell Low strength Depth to saturated zone	1.00 1.00 1.00	Very limited Depth to saturated zone Too clayey Slope	1.00 0.50 0.37	Very limited Depth to saturated zone Slope	1.00 0.37
20B: Laidig	80	Very limited Low strength Frost action Depth to thick cemented pan	1.00 0.50 0.06	Very limited Depth to thick cemented pan Depth to saturated zone Cutbanks cave	1.00 1.00 0.10	Somewhat limited Depth to cemented pan Droughty Content of large stones	0.06 0.05 0.03
20C: Laidig	75	Very limited Low strength Frost action Slope	1.00 0.50 0.37	Very limited Depth to thick cemented pan Depth to saturated zone Slope	1.00 1.00 0.37	Somewhat limited Slope Depth to cemented pan Droughty	0.37 0.06 0.05
21D3: Madison	75	Very limited Slope Low strength	1.00 1.00	Very limited Slope Cutbanks cave	1.00 0.10	Very limited Slope	1.00
21E3: Madison	70	Very limited Slope Low strength	1.00 1.00	Very limited Slope Cutbanks cave	1.00 0.10	Very limited Slope	1.00
22D: Manteo	70	Very limited Depth to hard bedrock Slope	1.00 1.00	Very limited Depth to hard bedrock Slope Cutbanks cave	1.00 1.00 0.10	Very limited Depth to bedrock Slope Droughty	1.00 1.00 1.00
22E: Manteo	70	Very limited Depth to hard bedrock Slope	1.00 1.00	Very limited Depth to hard bedrock Slope Cutbanks cave	1.00 1.00 0.10	Very limited Depth to bedrock Slope Droughty	1.00 1.00 1.00
23B: Mattaponi	85	Very limited Low strength Shrink-swell	1.00 0.50	Somewhat limited Depth to saturated zone Too clayey Cutbanks cave	0.96 0.50 0.10	Not limited	

Table ENG-4. - Building Site Development - Continued

Bedford County, Virginia

Map Symbol and Soil Name	Pct of Map Unit	Local Roads and Streets		Shallow Excavations		Lawns and Landscaping	
		Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value
23C:							
Mattaponi	80	Very limited		Somewhat limited		Somewhat limited	
		Low strength	1.00	Depth to saturated	0.96	Slope	0.37
		Shrink-swell	0.50	zone			
		Slope	0.37	Too clayey	0.50		
				Slope	0.37		
24B:							
Mecklenburg	70	Not limited		Somewhat limited		Not limited	
				Cutbanks cave	0.10		
24C:							
Mecklenburg	70	Somewhat limited		Somewhat limited		Somewhat limited	
		Slope	0.37	Slope	0.37	Slope	0.37
				Cutbanks cave	0.10		
24D:							
Mecklenburg	75	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
				Cutbanks cave	0.10		
25C:							
Nason	70	Very limited		Somewhat limited		Somewhat limited	
		Low strength	1.00	Slope	0.37	Slope	0.37
		Shrink-swell	0.50	Too clayey	0.13	Gravel content	0.06
		Slope	0.37	Cutbanks cave	0.10		
25D:							
Nason	70	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
		Low strength	1.00	Too clayey	0.13	Gravel content	0.06
		Shrink-swell	0.50	Cutbanks cave	0.10		
25E:							
Nason	70	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
		Low strength	1.00	Too clayey	0.13	Gravel content	0.06
		Shrink-swell	0.50	Cutbanks cave	0.10		
26C:							
Poindexter	75	Somewhat limited		Somewhat limited		Somewhat limited	
		Slope	0.37	Depth to hard bedrock	0.99	Depth to bedrock	0.97
				Depth to soft bedrock	0.97	Slope	0.37
				Slope	0.37	Droughty	0.33
26D:							
Poindexter	85	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
				Depth to hard bedrock	0.99	Depth to bedrock	0.97
				Depth to soft bedrock	0.97	Droughty	0.33

Table ENG-4. - Building Site Development - Continued

Bedford County, Virginia

Map Symbol and Soil Name	Pct of Map Unit	Local Roads and Streets		Shallow Excavations		Lawns and Landscaping	
		Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value
26E:							
Poindexter	80	Very limited Slope	1.00	Very limited Slope Depth to hard bedrock Depth to soft bedrock	1.00 0.99 0.97	Very limited Slope Depth to bedrock Droughty	1.00 0.97 0.33
27C:							
Sequoia	80	Very limited Low strength Shrink-swell Slope	1.00 0.50 0.37	Somewhat limited Slope Too clayey Cutbanks cave	0.37 0.28 0.10	Somewhat limited Slope Depth to bedrock	0.37 <0.01
27D:							
Sequoia	80	Very limited Slope Low strength Shrink-swell	1.00 1.00 0.50	Very limited Slope Too clayey Cutbanks cave	1.00 0.28 0.10	Very limited Slope Depth to bedrock	1.00 <0.01
28B:							
State	85	Very limited Low strength Flooding	1.00 0.40	Somewhat limited Depth to saturated zone Cutbanks cave	0.15 0.10	Not limited	
29D:							
Sweetapple	70	Very limited Slope	1.00	Very limited Slope Cutbanks cave Depth to soft bedrock	1.00 1.00 <0.01	Very limited Slope Droughty Depth to bedrock	1.00 0.19 <0.01
29E:							
Sweetapple	70	Very limited Slope	1.00	Very limited Slope Cutbanks cave Depth to soft bedrock	1.00 1.00 <0.01	Very limited Slope Droughty Depth to bedrock	1.00 0.19 <0.01
30B:							
Tatum	75	Very limited Low strength Shrink-swell	1.00 0.50	Somewhat limited Too clayey Cutbanks cave	0.50 0.10	Somewhat limited Gravel content	0.08
30C:							
Tatum	75	Very limited Low strength Shrink-swell Slope	1.00 0.50 0.37	Somewhat limited Too clayey Slope Cutbanks cave	0.50 0.37 0.10	Somewhat limited Slope Gravel content	0.37 0.08
30D:							

Table ENG-4. - Building Site Development - Continued

Bedford County, Virginia

Map Symbol and Soil Name	Pct of Map Unit	Local Roads and Streets		Shallow Excavations		Lawns and Landscaping	
		Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value
30D:							
Tatum	75	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
		Low strength	1.00	Too clayey	0.50	Gravel content	0.08
		Shrink-swell	0.50	Cutbanks cave	0.10		
31B:							
Thurmont	75	Very limited		Very limited		Not limited	
		Low strength	1.00	Cutbanks cave	1.00		
		Frost action	0.50	Depth to saturated zone	0.15		
31C:							
Thurmont	80	Very limited		Very limited		Somewhat limited	
		Low strength	1.00	Cutbanks cave	1.00	Slope	0.37
		Frost action	0.50	Slope	0.37		
		Slope	0.37	Depth to saturated zone	0.15		
31D:							
Thurmont	70	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
		Low strength	1.00	Cutbanks cave	1.00		
		Frost action	0.50	Depth to saturated zone	0.15		
32A:							
Toccoa	70	Very limited		Somewhat limited		Very limited	
		Flooding	1.00	Flooding	0.80	Flooding	1.00
				Depth to saturated zone	0.73		
				Cutbanks cave	0.10		
Frequently flooded	5	Not Rated		Not Rated		Not Rated	
33B:							
Turbeville	80	Somewhat limited		Somewhat limited		Not limited	
		Low strength	0.78	Too clayey	0.13		
		Shrink-swell	0.50	Cutbanks cave	0.10		
33C:							
Turbeville	75	Somewhat limited		Somewhat limited		Somewhat limited	
		Low strength	0.78	Slope	0.37	Slope	0.37
		Shrink-swell	0.50	Too clayey	0.13		
		Slope	0.37	Cutbanks cave	0.10		
33D:							

Table ENG-4. - Building Site Development - Continued

Bedford County, Virginia

Map Symbol and Soil Name	Pct of Map Unit	Local Roads and Streets		Shallow Excavations		Lawns and Landscaping	
		Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value	Rating Class and Limiting Features	Value
33D:							
Turbeville	70	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
		Low strength	0.78	Too clayey	0.13		
		Shrink-swell	0.50	Cutbanks cave	0.10		
34B:							
Vance	80	Very limited		Somewhat limited		Not limited	
		Low strength	1.00	Too clayey	0.28		
		Shrink-swell	0.50	Cutbanks cave	0.10		
34C:							
Vance	75	Very limited		Somewhat limited		Somewhat limited	
		Low strength	1.00	Slope	0.37	Slope	0.37
		Shrink-swell	0.50	Too clayey	0.28		
		Slope	0.37	Cutbanks cave	0.10		
35D:							
Wateree	75	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
				Cutbanks cave	0.10	Droughty	0.11
				Depth to soft bedrock	<0.01	Depth to bedrock	<0.01
35E:							
Wateree	75	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
				Cutbanks cave	0.10	Droughty	0.11
				Depth to soft bedrock	<0.01	Depth to bedrock	<0.01
W:							
Water	100	Not Rated		Not Rated		Not Rated	